

057.0

0002

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
503,100 / 503,100

APPRAISED:

503,100 / 503,100

USE VALUE:

503,100 / 503,100

ASSESSED:

503,100 / 503,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BROUGHALL JANET F / LIFE ESTATE	
Owner 2: DENN DAVID	
Owner 3:	

Street 1: 45 FOREST ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: BROUGHALL JANET F -	
Owner 2: -	

Street 1: 45 FOREST ST	
Twn/City: ARLINGTON	
StProv: MA	Cntry:

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains 5,438 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Aluminum Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

101	One Family	5438	Sq. Ft.	Site	0	70.	1.07	5															
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5438.000	94,900		408,200	503,100		37668
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

PREVIOUS ASSESSMENT								Parcel ID	057.0-0002-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	94,900	0	5,438.	408,200	503,100	503,100	Year End Roll	12/18/2019
2019	101	FV	83,100	0	5,438.	414,000	497,100	497,100	Year End Roll	1/3/2019
2018	101	FV	83,100	0	5,438.	309,100	392,200	392,200	Year End Roll	12/20/2017
2017	101	FV	83,100	0	5,438.	279,900	363,000	363,000	Year End Roll	1/3/2017
2016	101	FV	83,100	0	5,438.	268,200	351,300	351,300	Year End	1/4/2016
2015	101	FV	82,700	0	5,438.	227,400	310,100	310,100	Year End Roll	12/11/2014
2014	101	FV	82,700	0	5,438.	215,800	298,500	298,500	Year End Roll	12/16/2013
2013	101	FV	82,700	0	5,438.	205,300	288,000	288,000		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BROUGHALL JANET	74867-66	1	6/11/2020	Convenience	10	No	No	
CLIFFORD PATRIC	31471-242		6/8/2000	Family	155,000	No	No	
	8958-218		1/1/1901			No	No	N

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
6/11/2009	467	Re-Roof	4,000							9/7/2018	MEAS&NOTICE	BS	Barbara S		
8/6/2007	660	Wood Dec	3,000		G9	GR FY09	10 x 12 deck on re			3/31/2009	Meas/Inspect	372	PATRIOT		
										1/12/2000	Meas/Inspect	263	PATRIOT		
										12/1/1991		PM	Peter M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/



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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:			A 3QBth:	Rating:										
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:			A HBth:	Rating:										
Foundation: 9 - Crawl Space				OthrFix:	Rating:														
Frame: 1 - Wood																			
Prime Wall: 3 - Aluminum																			
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES				RESIDENTIAL GRID											
Color: GRAY				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
View / Desir:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
GENERAL INFORMATION				Fpl:	Rating:			Other											
Grade: C - Average				WSFlue:	Rating:			Upper											
Year Blt: 1951	Eff Yr Blt:							Lvl 2											
Alt LUC:	Alt %:							Lvl 1											
Jurisdict:	Fact: .							Lower											
Const Mod:								Totals	RMs: 4	BRs: 2	Baths: 1	HB							
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRs	FL							
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	4	2								
Sec Int Wall:		%		Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr:								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 057-0-0002-0005.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X12	A	AV	2004		0.00	T	12	101							
More: N	Total Yard Items:					Total Special Features:								Total:					
AssessPro Patriot Properties, Inc																			